

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 18

Resolution No. 99-15

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Mr. David Marks, Councilman

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By the County Council, November 2, 2015

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A Resolution of the Baltimore County Council to amend or modify Resolution No. 114-14 for the pending *McDaniel Orchard Planned Unit Development* in accordance with County law.

WHEREAS, on December 15, 2014, the Baltimore County Council adopted Resolution No. 114-14, which approved the continued review of the *McDaniel Orchard Planned Unit Development*; and

WHEREAS, a community input meeting (CIM) was held on May 6, 2015, in accordance with Baltimore County Code (BCC) Section 32-4-217, and *Joppa-Chapel Investments, LLC* (Developer) attended this meeting to hear the community's concerns; and

WHEREAS, on August 11, 2015 the Developer acquired at auction an adjoining 3.89 +/- acre parcel known as the Hailey Property with a street address of 9149 Raxis Avenue (Tax Account Number 110200235) for assemblage with the Warehime property to create an 11.9923 +/- gross acre parcel for Development; and

WHEREAS, the Perry Hall Improvement Association included 9149 Raxis Avenue in an issue for the 2016 Comprehensive Zoning Map Process (CZMP), Issue No. 5-030, pursuant to

BCC Section 32-3-214, requesting that the 9149 Rexas Avenue portion of the property included in the issue be downzoned from DR 3.5H to DR 1H; and

WHEREAS, a second CIM was held on October 5, 2015, with notification to all interested parties and to all of those who attended the May 6, 2015 CIM; and

WHEREAS, pursuant to BCC Section 32-4-242(d)(3)(ii)(2), the Council may introduce a Resolution to amend or modify a PUD at any time within 90 days after the conclusion of the CIM; and

WHEREAS, the Council is amending the authorizing Resolution after extensive input from the community about the need for localized open space and requests made by the leadership of the Glenside Farms Community Association; and

WHEREAS, the *McDaniel Orchard Planned Unit Development* will be modified or amended in the following manner:

- (1) The *McDaniel Orchard Planned Unit Development* shall be renamed to *Strawbridge Commons Planned Unit Development (Strawbridge Commons PUD)*; and
- (2) The Hailey property will be combined with the Warehime property to create an assemblage of 11.9923 +/- gross acres and constitute the new *Strawbridge Commons PUD*; and
- (3) No townhouses shall be permitted to be constructed on the Hailey property portion of the *Strawbridge Commons PUD*; and
- (4) The Hailey property portion of the *Strawbridge Commons PUD* shall be used for local open space, two single family detached dwellings and amenity environmental features; and

(5) The proposed *Strawbridge Commons PUD* shall have no more than 59 single family attached dwellings and 2 single family detached dwellings irrespective of what 9149 Raxis Avenue is zoned following the adoption of the new zoning map in the 2016 CZMP; and

WHEREAS, unless and except as otherwise expressly provided in this amended or modified Resolution, all terms and conditions of Resolution No. 114-14 shall remain unchanged and in full force and effect; and

WHEREAS, Developer has posted the subject property at least 10 business days prior to the final vote on the Resolution in accordance with BCC Section 32-4-242(d)(1), providing the required public notice; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the prior adopted Resolution, Resolution No. 114-14, is hereby modified or amended by adoption of this Resolution, and Developer may proceed with the submission of a revised Concept Plan, pursuant to BCC Section 32-4-243, with the lone exception that no additional informational meeting is required to be conducted, so long as the plan is consistent with Resolution No. 114-14 and the modifications or amendments contained herein, and be it further,

RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits, Approvals and Inspections and the Department of Planning for processing the PUD Development Plan in accordance with law.